

MINUTES TO BE APPROVED

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, March 25, 2015

5:00 p.m.

**Council Chambers
8000 South Redwood Road
West Jordan, Utah 84088**

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, Chad Nichols, and Ben Southworth.

STAFF: Bryce Haderlie, Interim City Manager; Jeff Robinson, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Tom Burdett, Development Director; Ryan Bradshaw, Finance Manager/Controller; Reed Scharman, Deputy Fire Chief; David Murphy, Engineering Manager for Capital Improvement Projects; Richard Davis, Deputy Police Chief; Charles Harver, Grant/CDBG Coordinator; Greg Mikolash, Senior City Planner; Brian Clegg, Parks Director; Jim Riding, CIP/Facilities Project Manager; Tim Heyrend, Utilities Engineer; Paul Wellington, Purchasing Agent; Eric Okerlund, Budget Officer; Larry Montgomery, City Accountant; Steve Glain, Assistant to the City Manager; Justin Stoker, Deputy Public Works Director; Nicholas Geer, Financial Analyst; Carol Herman, Deputy City Clerk; Stuart Williams, Deputy City Attorney; Betty Naylor, Utilities Representative; Kim Wells, Public Information Officer and Julie Brown, Event Coordinator.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 5:01p.m.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy Police Chief Richard Davis

Some items were moved up on the agenda to precede Item III.

IV. COMMUNICATIONS

INTERIM CITY MANAGER COMMENTS/REPORTS

Bryce Haderlie-

- Updated the Council on the status of the renewal of employee health insurance.
- Regarding problems with the Welby Rail yard which were reported by residents near the yard, city staff had reached out to Savage, the entity responsible for the rail yard. They had voluntarily ceased construction for now. The City had also reached out to Congresswoman Mia Love and Union Pacific as well as other entities. A meeting with Savage had been scheduled for the following morning to

determine what steps would be taken to ensure the safety of the community; our ground water and our storm water system.

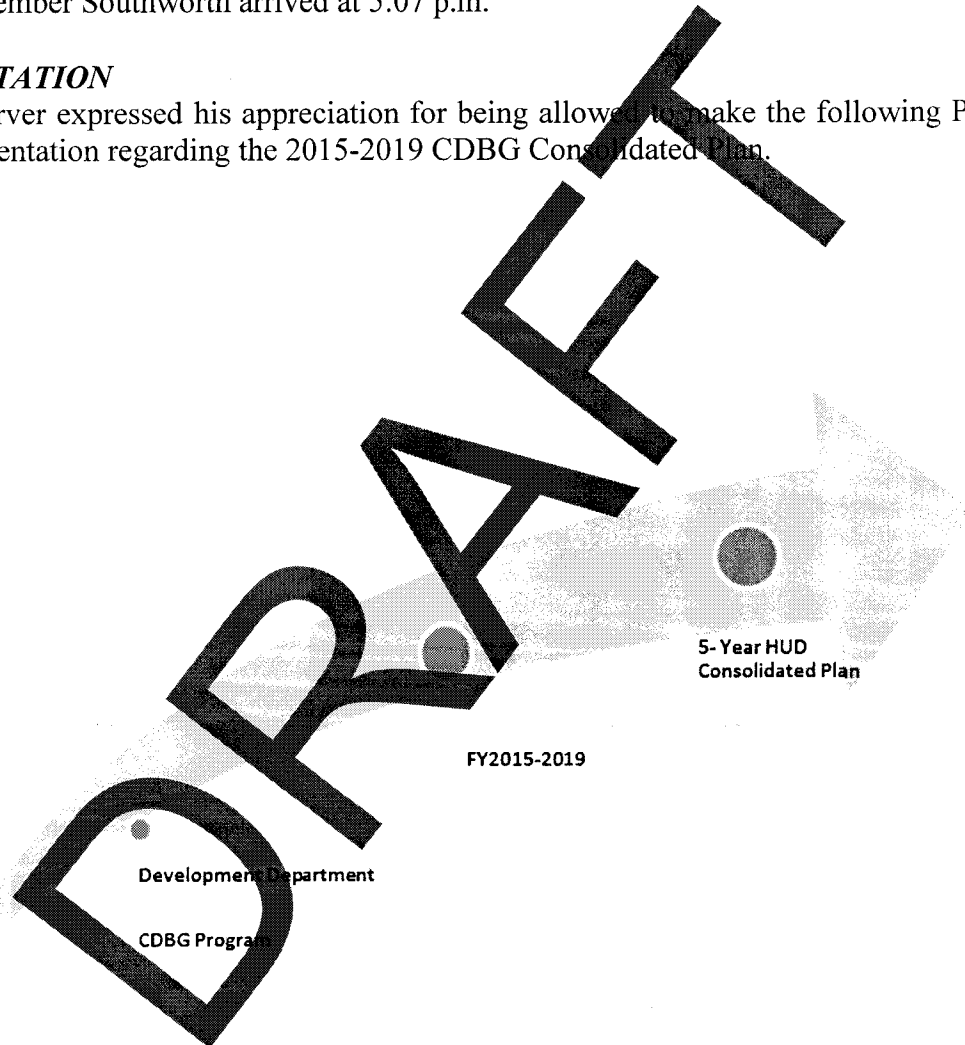
- The City's Finance Department had recently earned the Distinguished Budget Presentation Award from the Government Finance Officers Association.

Councilmember Nichols arrived at 5:05 p.m.

Councilmember Southworth arrived at 5:07 p.m.

PRESENTATION

Chuck Tarver expressed his appreciation for being allowed to make the following Power Point presentation regarding the 2015-2019 CDBG Consolidated Plan.



Salt Lake County Consortium Partners

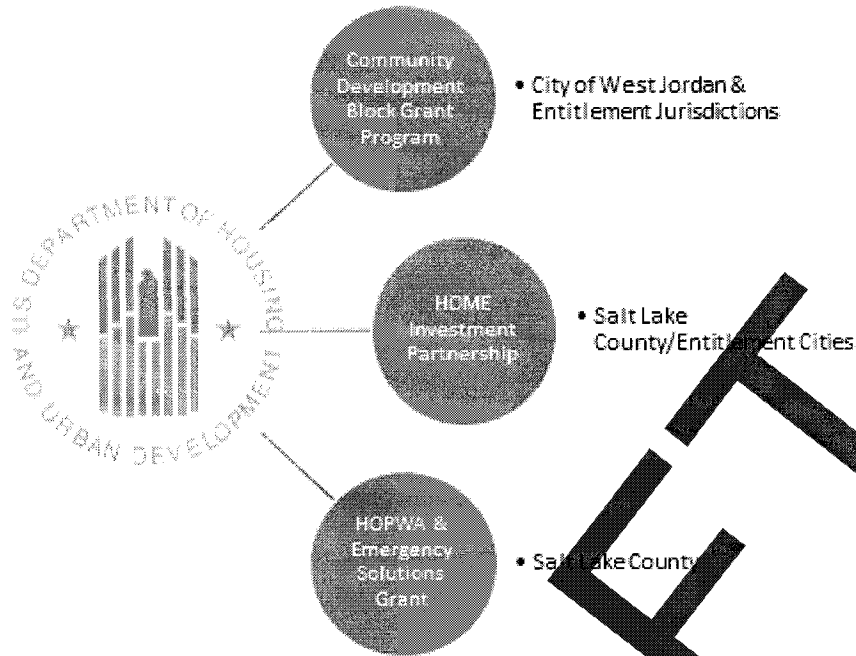


Consolidated Plan

• Planning document required every 5 years to receive funding from the US Department of Housing and Urban Development.

This Process Helps to identify Priorities in the following areas and target funding:

- Housing
- Community Development
- Public Facilities
- Economic Development



Key Components of the Consolidated Plan

- Consultation with other agencies and Citizen Participation
- The Consolidated Plan
- The Annual Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan

- The 5-year Consolidated Plan describes the jurisdiction's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions and available resources.

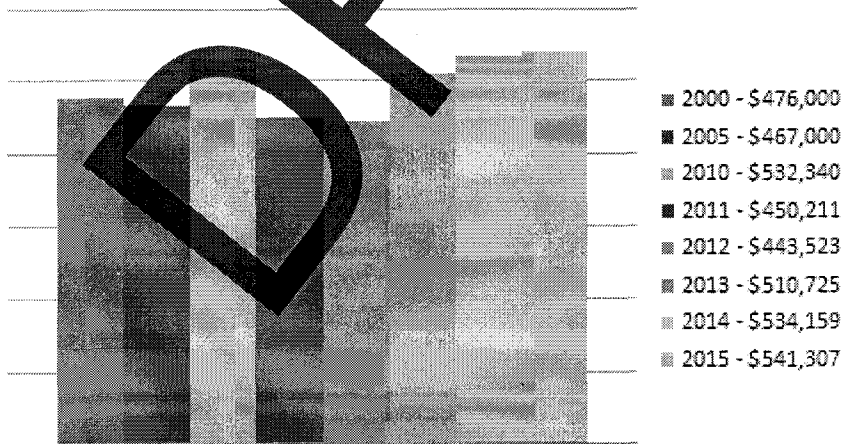
Consultation and Citizen Participation

- Through the Consolidated Plan, grantee jurisdictions engage the community as partners and stakeholders in the implementation of CPD programs. By consulting and collaborating with other public and private entities, grantees can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact.

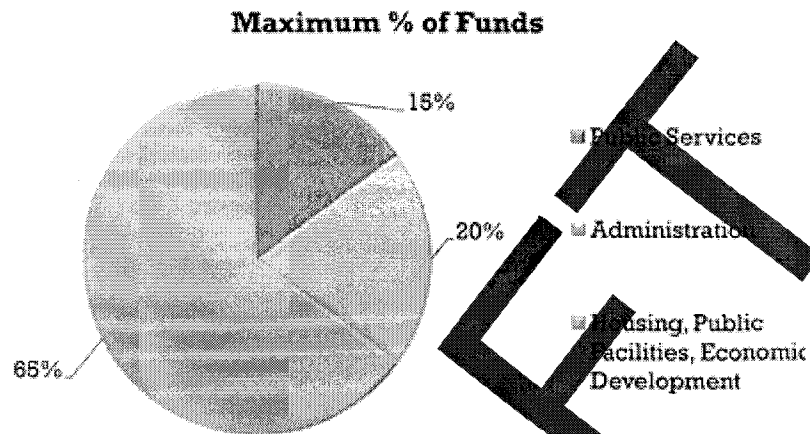
Community Development Block Grant Program (CDBG)

- West Jordan is a HUD entitlement community and has received CDBG funds directly since 1998.
- CDBG funds are the “primary” method for funding social services by the City.
- The City uses a competitive annual grant process to distribute these funds.

CDBG Entitlement Funding



Statutory Set-Asides



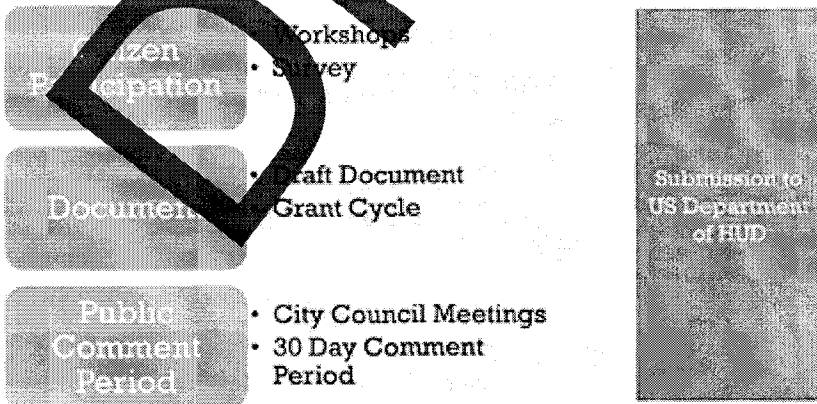
Eligible Activities

- **Public Services**
 - Food Pantries
 - Housing Counseling
 - Youth Services
 - Domestic Violence Services
 - Homeless/Emergency Shelter
- **Economic Development**
 - Revolving Loan Programs
 - Microenterprise Programs
- **Public Facilities**
 - Senior Center Construction
 - Sidewalks/ADA Ramps
- **Housing**
 - Acquisition/Rehabilitation
 - Owner Occupied Rehabilitation
 - Down Payment Assistance
 - Emergency Home Repair
 - ADA Homeowner Improvements

Ineligible Activities

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- General government expenses
- Political activities
- Purchase of construction equipment, fire protection equipment, furnishings and personal properties
- Operating and maintenance expenses
- Income payments
- Construction of new housing

Next Steps



Key Dates in the 2015 Process

- **Public Meetings**
 - Friday, March 27 Consolidated Plan
 - Friday, March 27 Fair Housing
 - Friday, May 8 Consolidated Plan
- **Survey**
 - www.surveymonkey.com
 - Open March 23th through May 13th
- **Grant Cycle**
 - CDBG/HOME Meeting February 4
 - CDBG/HOME Meeting February 11
 - CDBG/HOME Meeting February 25
 - CDBG/HOME Meeting March 4
- **Meetings/Public Comment Period**
 - 30 Day Public Comment Period April 12-May 13
 - City Council Public Hearing May 13
- **Submission to US Department of Housing & Urban Development** May 14

Summary

Continue forward with identified CDBG Program priorities through utilization of:

Community Development

- Public Service Agencies
- Other Nonprofit Groups

Housing

- Public Service Agencies
- Housing Agencies

Public Facility

- Private Contractors
- City Staff

Economic Development

- Microenterprise Foundations
- Revolving Loan Programs

**III. INTERVIEWS OF CANDIDATES FOR COUNCIL VACANCY
DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 15-55, APPOINTING AN INDIVIDUAL TO FILL THE UNEXPIRED TERM OF COUNCIL DISTRICT 4, UNTIL JANUARY 4, 2016**

Mayor Rolfe indicated that each applicant, in alphabetical order, would be given five minutes to introduce themselves and address the Council.

Alan R. Anderson introduced himself and expressed his appreciation at being among an excellent group of applicants. He indicated that he moved to West Jordan in 2012 after living in Kearns for twenty years. While in Kearns he served on the Community Council and was made Chairman with responsibilities in Planning and Zoning, reporting to the County Commission. He was elected to serve on the Kearns Open Space Park Fitness Center Board of Trustees where he served for ten years. He stated that he had been with the West Valley Chamber of Commerce for fifteen years, had a Bachelor's Degree in Finance from the University of Utah as well as a Master's Degree in Public Administration from BYU. After moving to West Jordan, then City Manager Rick Davis had asked him to serve on the Budget/Sustainability Committee. Additionally, he served with Salt Lake County on CDBG. Mr. Anderson indicated that that he felt the three most important goals for West Jordan should be 1) Economic Development, 2) Parks/Trails/Recreation, and 3) Public Safety.

Eric Hanna greeted the Council and expressed appreciation for the phone calls he had received from various sitting Councilmembers. He explained that he and his wife built a home in West Jordan in 2006 with the intent of staying for a very long time and said that they were dedicated to the west side of the City. He expressed the opinion that the Council did not need another council member who knew all the rules and had "been there, done that." He felt the Council needed a fresh set of eyes. He grew up in a very large family, knew how to get along, to be a part of a team, resolve conflicts, and solve problems. He felt there were two major things happening in West Jordan— 1) a need to decide on the form of government (he was in favor of the strong Mayor form), and 2) diligently and responsibly develop the west side of the City.

Nicholas R. Holland introduced himself and stated that he and his family had recently moved to a home near Bacchus Highway. He had recently completed his coursework for a Master's Degree in International Affairs and Global Business at the University of Utah. He felt it gave him a unique perspective to address some of the City's problems. He stated that for the past ten years he had worked in local politics from the state level to City government—specifically the City of Taylorsville. He also indicated that he had done some work for the Salt Lake City Police Department, advising them on political issues. Mr. Holland expressed his passion for public service and conveyed the hope that he would be able to have a part in directing future growth within the City.

David F. Pack thanked the Council for their service to the City and for the opportunity to possibly serve alongside them. He explained that he and his family had been residents of West Jordan for seventeen years. He and his wife were business owners, employing forty-

five people in West Jordan, Sandy, and Draper. For twenty years he had been a professor of Business and Communication but his schedule was very flexible, allowing him to be available for any City Council duties. He felt he had studied, taught, and applied best practices and could hopefully add something useful with issues pertaining to personnel, real estate, and litigation. His education background included psychology, communication, public relations, public administration, business administration, board service, leadership, negotiation, governance and performance measurement—all areas directly tied to the success of a city. He felt this experience gave him a unique perspective with theoretical understanding and practical business applications. His City involvement consisted of General Plan, Board of Adjustments, Western Stampede, Planning Commission, Economic Development, Transportation, and GB and Design Review Committee—a vast assortment of experience which would allow him to hit the ground running. He explained that he had the ability to build relationships, brainstorm options, and ask poignant questions. He believed in proactively creating the type of City that residents wanted.

Sophie Rice stated that the Council had seen her run an election, debate, serve on the Design Review Committee and the Planning Commission. She explained that she was a mother of two children and that her husband was present that evening. She enjoyed the opportunity to discuss things and work through issues, find solutions and help the community. She had moved to District 1 in West Jordan in approximately 2004. She was in contact with a large number of residents in the district and knew of their concerns. She wanted to be involved, to figure out how to help economic development, how to deal with open space issues, and how to help businesses thrive.

Mayor Rolfe explained that each current Councilmember would vote, on a ballot and the two applicants with the highest number of votes would move forward in the process. The matter would then be determined by a public motion process. If the vote was deadlocked, the matter would be settled by a coin toss per State law. He expressed his appreciation to all the applicants for participating in the process.

MOTION: Councilmember Southworth moved to take a five-minute recess. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken.

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

The meeting recessed at 5:42 and reconvened at 5:47 p.m.

Mayor Rolfe explained that each Councilmember was to check only one box on the ballot, that Councilmember Southworth would place his ballot in an envelope and pass the envelope along to each successive Councilmember until it reached the City Clerk who would tabulate the results.

Melanie Briggs reviewed the ballots and announced that the vote had narrowed the field of applicants to two—Alan Anderson and Sophie Rice.

MOTION: Councilmember Southworth moved to appoint Sophie Rice as the candidate to fill the vacancy in District 4. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 4-2.

MOTION: Councilmember Southworth moved to have the Councilmembers step down from the dais to congratulate Sophie Rice. The motion was seconded by Councilmember Nichols and passed unanimously.

MOTION: Councilmember Nichols moved to approve Resolution 15-55, appointing Sophie Rice to fill the unexpired term of Council District 4 until January 4, 2016. The motion was seconded by Councilmember Southworth.

Councilmember Haaga expressed his appreciation to all the applicants that participated in the process and congratulated Ms. Rice on her appointment.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

Bryce Haderlie thanked the applicants for their participation in the process and their willingness to be involved in the community. He also expressed the staff's commitment to working with Ms. Rice in the future.

IV. COMMUNICATIONS (continued)

INTERIM CITY MANAGER COMMENTS/REPORTS

Bryce Haderlie –

- Only 392 people (20% of the goal) had volunteered thus far to participate in Comcast Cares Day although the sign-up deadline had passed. He indicated they would still accept names
- While the Parks would not officially open until April 6, the restrooms had now been made available
- Referred to the City calendar on the website regarding a variety of upcoming events, including the ribbon cutting for the new police/fire substation on April 30.
- The Utah City Management Association and Utah League of Cities and Towns meetings were scheduled for April 8. He wished to be excused from the City Council meeting that evening so that he could be in St. George with the UCMA and ULCT. He mentioned that if any members of the Council also wished to attend those meetings they could contact Kristy Kuhn to make arrangements.

STAFF COMMENTS/REPORTS

David Oka –

- Staff had been meeting with some property owners within the City who had expressed interest in allowing development on their property.

Tom Burdett –

- Reminded the Council that a tour of multi-family housing projects was to take place on Saturday, March 28. The purpose would be to identify the types of developments that the Council would consider in the near future for inclusion or exclusion of the Cap and Grade.

Ryan Bradshaw –

- Pointed out that the budget award mentioned previously by Bryce Haderlie was primarily due to the efforts of Eric Okerland. He indicated that Eric was responsible for most of the work and deserved a big thanks.
- Explained that the on-line bill pay system had gone live on the previous Monday.

David Murphy-

- UDOT's bid opening for the work at 4800 W to 5400 W on 9000 South and the bid came well under the engineer's estimate. It appeared that construction would be taking place from mid-April through mid-June.

- A Technical Advisory Committee meeting at the Wasatch Front Regional Council had taken place earlier that day between the various City Engineers in the Salt Lake Valley, Utah Transit Authority and Utah Department of Transportation. The two projects that West Jordan directly requested did not get approved but a joint project that was submitted by West Jordan, Taylorsville and UDOT *did* get approval— \$6,000,000 for intersection and road-widening along 1300 West.

Reed Scharman-

- The Fire Department anticipated having Station 54 operational as of April 6 with the actual ribbon cutting being held on April 30.

Richard Davis-

- Explained that Chief Diamond was absent as he was at a conference with the Utah Chiefs of Police Association. He was receiving an award for Police Chief of the Year which was very well-deserved.

CITY COUNCIL COMMENTS/REPORTS

Councilmember McConnehey –

- Some residents had inquired about the possibility of Google Fiber expanding from Salt Lake City into West Jordan. He asked if the Development Department had any information on that. Tom Burdett stated he had none but would look into it and report back. He stated there was a meeting with Century Link currently planned for April 1 to discuss that city's new fiber optic installation in West Jordan which would include one gigabyte and their new Prism television service. Tom stated he would forward the information from Century Link to the Council the following day.

Councilmember Hansen –

- Attended a meeting of the Sustainability Committee the previous week. Steve Glain had invited an individual to make a presentation at that meeting regarding the possibility of installing some solar panels in the parking area behind City Hall. This could greatly reduce the City's carbon footprint and she believed that the same individual would be making a presentation to the entire Council in the next month or so.

Councilmember Haaga –

- Inquired whether any information had been obtained regarding City Code and placement of outside storage containers. Tom Burdett stated that currently such containers were not allowed in the Professional Office Zone, although the Council could make a text amendment to the code. Bryce Haderlie indicated that in light of that information, staff was looking at the possibility of creating space to store materials *inside* the old library building.
- Inquired as to the status of the City's attempt to acquire the road that goes from 4000 West to 5600 West near the airport. Dave Murphy indicated that a tentative

plan was being submitted to the FAA in Denver. Once that entity was on board, he hoped the City could be under construction by the following spring.

Councilmember Nichols-

- Attended the water conference in St. George and encouraged everyone in the community to think about ways to use much less water—not just how to save water today but consider long-term conservation when designing yards, etc.

Ben Southworth-

- The Western Stampede Committee had thus far sold \$2,767.00 in tickets. The Committee had requested up to an additional \$13,000.00 budget increase for the event. Did the Council approve authorizing the increase despite the fact that it would come from the following years' budget? He stated it was a business decision in terms of remaining competitive with rodeos in other nearby municipalities. Mayor Rolfe spoke strongly in favor of the proposition and staff was directed to work towards that end.

V. CITIZEN COMMENTS

Steve Jones, West Jordan resident, expressed his appreciation to staff for their response to his inquiries about the proposal addressing storm water issues at 7000 South. He made several other points—

- He felt that the hydrograph curve was a very important part of the system and therefore should have been in the agency packet.
- He wished to see something in the analysis that addressed how to balance the upper system west of Constitution Park (as had been described to him by Dave Murphy).
- He was looking for clarification regarding the secondary line that would be installed in his neighborhood.
- Expressed his appreciation to the Mayor, City Council, and staff for addressing a problem that had been ongoing for 30+ years.

Alexandra Eframo, West Jordan resident, asked the group to pause to reflect upon common goals before beginning the business of the meeting. Explained that she felt the Council should reverse their decision to raise their own pay and should return their pay to the City.

David Pack, West Jordan resident, expressed his appreciation to the Council for all their work and service they provided on behalf of the citizens. He also appreciated the deliberative process they took in filling the District 4 vacancy.

Barbara Bachman, West Jordan resident, expressed her appreciation to each member of the Council, stating that they deserved a raise for the work they did. Regarding the trunk line, there were a couple of things she did not understand. Specifically, how would the

new line work and what would the controls be? Bryce Haderlie explained that Justin Stoker, the City's new Deputy Public Works Director could assist her in getting the information she needed. She also stated that she was still pushing for grants to help secure a specific home if there were additional water problems.

Dirk Burton, West Jordan resident, offered volunteer forms for Comcast Care Days if anyone needed one. He also commented on the \$1,000.00 credit card limit in the Finance Department.

Sophie Rice, West Jordan resident and newly appointed Councilmember, expressed her appreciation to the Council for her new opportunity to serve the City.

There was no one else who wished to speak.

VI. CONSENT ITEMS

- a. Approve the minutes of February 25, 2015 as presented
- b. Approve Resolution 15-56, declaring three water line and associated easements described in the Release of Easement and Deed documents, as surplus and authorize the Mayor to execute the required documents
- c. Approve Resolution 15-57, authorizing the Mayor to execute Agreement with NPL Construction for Milling and Sweeper services in an amount not-to-exceed \$66,720.00
- d. Approve Resolution 15-58, authorizing the approval of a Purchase Order to Peak Asphalt for the purchase of 15,000 gallons of CSS-1 Asphalt Tack Oil in an amount not to exceed \$21,000.00
- e. Approve Resolution 15-59, authorizing staff to proceed with a Purchase Order with Asphalt Materials Inc. for asphalt for Public Works in-house overlay project in an amount not to exceed \$697,500.00
- f. Approve Resolution 15-60, authorizing the Mayor to execute contract with Intermountain Slurry Seal for the 2015 West Jordan Chip Seal Project to chip seal and mill Airport Road from 6200 South to New Bingham Highway for an amount not-to-exceed \$170,095.08
- g. Approve Resolution 15-61, authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Hansen Allen & Luce, Inc. for additional RPZ design, public education program and a water reuse feasibility study, in an amount not to exceed \$39,882.70

- h. Approve Resolution 15-62, authorizing the Mayor to execute Amendment No. 1 to the Professional Service Agreement with Stanley Consultants, Inc. for additional design services in an amount not to exceed \$71,210.00**
- i. Approve the variance for West Jordan Cal Ripkin to use Ron Wood Baseball Park starting on March 26, 2015**
- j. Approve the request for service in lieu of arena fees and deposit with the Sheriff's Posse for 2015**
- k. Approve Resolution 15-63, authorizing the Mayor to execute a Contract to Pro Industrial Services for the City Hall Cooling Tower Supply and Return lines, in the amount not to exceed \$95,500.00**
- l. Approve Resolution 15-64, authorizing the Mayor to execute a contract with A to Z Landscaping, Inc. for the annual City-owned park strip & park landscape maintenance, and snow removal services in Broad Meadow and Lone View subdivisions located in the Highlands Development, for an amount not to exceed \$8,998.00**
- m. Approve Resolution 15-65, authorizing the Mayor to execute an Interlocal Cooperative Agreement with Unified Police Department of Greater Salt Lake for major traffic collision investigations**

Councilmember Haaga pulled Consent Items 6g and 6m for further discussion.

MOTION: Councilmember Southworth moved to approve all Consent Items with the exception of 6g and 6m. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConahey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

VII. PUBLIC HEARING

RECEIVE PUBLIC INPUT REGARDING THE ISSUANCE AND THE SALE OF UP TO \$7,250,000 OF THE CITY'S SALES TAX REVENUE

BONDS, SERIES 2015; AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL INDENTURE OF TRUST TO SECURE SAID BONDS; GIVING AUTHORITY TO CERTAIN OFFICERS TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND PROVIDING FOR RELATED MATTERS

Ryan Bradshaw stated that the parameters resolution, prepared by Chapman & Cutler LLP, authorizing the issuance and sale of up to \$7,250,000 of sales tax revenue bonds was passed on Feb. 25, 2015 so we could begin the bond process. The bonds would be issued so that the City could finance the costs of replacing certain streetlights with LED lights and acquiring and constructing certain improvements to City parks. The City Council along with staff, discussed the possibility of issuing these bonds in late 2014.

The Series 2015 Bonds would be issued for the purpose of (a) financing the replacement of streetlights, (b) funding construction and improvements to various City parks, and (c) paying costs of issuance of the Series 2015 Bonds.

The City would sell approximately \$7,250,000 worth of sales tax revenue bonds. The bonds would be paid back with proceeds from sales tax revenue over the next 10 years. The exact fiscal impact would not be known until the bonds were issued.

Staff recommended that the Council receive input from the public with respect to the (1) issuance and sale of the City's sales tax revenue bonds for the purpose of financing the replacement of certain lights with LED lights, (2) funding construction, and improvement to various City parks, and, (3) paying costs of issuance of the Series 2015 Bonds.

The Council and staff discussed clarifying questions.

Mayor Rolfe opened the public hearing.

Alexandra Eframo expressed the opinion that the City already had plenty of playgrounds and that children had enough play time already.

There was no one else who wished to speak. Mayor Rolfe closed the public hearing.

Councilmember Southworth mentioned that when he thought about twenty-four playgrounds, he thought about twenty-four opportunities to engage the community and have amazing events that brought everyone us all together. He felt the benefits far outweighed the financial expense.

Councilmember Haaga explained that having nice parks made West Jordan appeal to potential residents and businesses. Future residents of the City would enjoy the various

amenities to the parks and trails so spreading the debt to future residents through a general fund payment were a way to make the enhancements without raising taxes.

Councilmember McConnehey said that while he supported the idea of park improvements, he did not agree with the method of financing those improvements. He did not feel that municipal bonds should be used in that manner.

VIII. BUSINESS ITEMS

DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION 15-66, AUTHORIZING THE MAYOR TO EXECUTE A REIMBURSEMENT AGREEMENT FOR THE JORDAN VALLEY TOD SUBDIVISION, AND AN EXPENDITURE OF UP TO \$377,708.24 FROM SEWER IMPACT FEES, AND \$233,279.50 FROM SEWER USER FEES TO BE REIMBURSED BY SEWER IMPACT FEES AT A LATER TIME.

Dave Murphy explained that Developer intended to develop the Jordan Valley TOD subdivision located adjacent to the Jordan Valley TRAX light rail station. As a condition of development approval, Developer was required to construct and install public improvements and extensions, one of which was a sanitary sewer line, to serve the subdivision. In a Development Agreement signed September 7, 2010, the Developer, City, and UTA agreed that the Developer could be reimbursed for 34% of the cost of the sewer improvements and that Developer would apply for a reimbursement agreement at some future time.

As anticipated, pursuant to West Jordan City Code, Title 8, Chapter 3, Article B, the Developer applied for a reimbursement agreement authorizing Developer to receive impact fee reimbursement for 34% of the cost of the sewer improvements. The total estimated cost was \$1,767,011.00 (see Exhibit B of the proposed Reimbursement Agreement). The estimated 34% reimbursement was \$600,988.00.

City staff and Developer had discussed terms and conditions, and a proposed Reimbursement Agreement was presented with this Request for Council Action. The Developer, at its own expense, would construct and install the sewer improvements upon property that Developer had already acquired.

The proposed reimbursement was due to Developer sixty (60) days after all of the following were completed:

1. The sewer improvements were complete and had been inspected and approved by the City and all necessary property interests had been transferred to the City.
2. Developer had submitted the documentation required by the Reimbursement Agreement evidencing actual costs.
3. Sewer impact fees of at least \$377,708.24 had been paid in full.

4. The West Jordan City Council had approved expenditure of at least \$223,279.50 of user fees to be reimbursed by impact fees at a later date.

The maximum reimbursement would be based on the estimated cost shown in Exhibit B of the attached Reimbursement Agreement or the actual costs, whichever was less. If actual costs exceeded the estimated costs, the Developer would need to request an amendment to the Reimbursement Agreement, which would be presented to City Council for consideration.

At the time of preparation of this Request for Council Action, the Developer expected to pay sanitary sewer impact fees of \$377,708.24 before the City Council's March 25th meeting. Construction of the sanitary sewer improvements was expected to commence soon and be complete before the end of the 2015/2016 fiscal year.

Typically, reimbursement agreements were written so reimbursement was due and payable after sufficient citywide impact fees were collected and higher priority projects had been fully funded. The portion of the City's sanitary sewer system proposed with this development was a high priority (currently third on the priority list) and was within the City's impact fee facilities plan. However, it could not reach the highest priority unless the sewer treatment plant bond payment was fully funded.

Therefore, it was determined by City staff and management to recommend repayment of \$377,708.24 of the reimbursement from the Developer's own sewer impact fees and to recommend repayment of \$223,279.50 from sewer user fees. It was anticipated that the amount paid from sewer user fees would be reimbursed by impact fees collected in the future.

The proposed Reimbursement Agreement anticipated reimbursement from these sources in these amounts. If City Council did not approve the funding, the Reimbursement Agreement could not be approved.

Jeffrey Robinson clarified that if the Council did not approve the first motion, the second motion should not be made.

MOTION: Councilmember Southworth moved to approve expenditure of up to \$377,708.24 from sewer impact fees and \$233,279.50 from sewer user fees to be reimbursed by sewer impact fees at a later time. The motion was seconded by Councilmember Haaga.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes

Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

MOTION: Councilmember Southworth moved to adopt Resolution 15-66, authorizing the Mayor to execute the Reimbursement Agreement with Jordan Valley Station I, LLC. The motion was seconded by Councilmember Nichols.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

DISCUSSION AND POSSIBLE DIRECTION FOR STAFF TO PREPARE A PUBLIC MEETING TO RECEIVE COMMENTS ON THE DRAFT NORTH AREA DRAINAGE CAPITAL IMPROVEMENT PROJECTS PLAN

Dave Murphy explained that City Staff had been working with Hansen Allen and Luce Engineers (HAL) to prepare a city wide updated 2015 Master Drainage Master Plan and Capital Improvement Projects Plan. To date, HAL had completed the study of the north area of the City which was tributary to the 7000 South drainage. Total North Area Capital Project Costs added up to \$10.88 Million. West Jordan City last completed an update to the City's Master Drainage Plan in 2007.

The 2015 drainage study used a more sophisticated hydraulic/hydrologic model (INFOSWMM) than the 2007 study, which was able to define the flow for each individual pipeline and channel city wide. It also showed areas where potential flooding could occur above the curb and gutter. A commonly used storm hydrograph curve (Farmer-Fletcher) was used to determine the amount of precipitation and pipe flow in a 10-year 1-hour storm event. Other design storms up to the 100 year- 24 hour storm were modelled to evaluate the highest peak flow.

The model results showed 21 areas of deficiency as seen on *Figure 1* and detailed in the Table- *North Area – Tributary to 7000 South Identified Deficiencies*. The areas around Constitution Park and 7000 South were deficient with flooding occurring. Many of the deficiencies were due to a lack of storm drainpipes, or pipes with flat slopes that did not drain quickly enough. Some of the deficiencies were located where there were currently reported flooding issues.

The identified deficiencies from Figure 1 were assigned a Capital Improvement Project to remedy the deficiency (see Figure 2 *North Area Capital Improvement Projects* and the Table- *Capital Improvement Plan – North Area – Tributary to 7000 South*). In the table one may also observe the associated costs with each project.

Figure 3 showed the proposed solution to the flooding area north of Constitution Park. It included building a new pipeline from 6775 South directly to Constitution Park, with new inlets at the cross streets and a second pipeline in 3200 West located directly to the canal. Modeling showed that this solution would alleviate surface flooding in the area. It was also proposed that Constitution Park be lowered by 2-feet to allow more storage of runoff water, and allow pipes to provide more flow.

The North Area Capital Improvement Plan would be presented to the public in an Open House format, and any relevant comments received would be incorporated into the study. Comments would be sent to Tim Heyrend tim@wjordan.com, 801-569-5086. The South area Capital Improvement Plan was scheduled for completion near the end of April along with the complete Master Drainage Plan. The results of that study would then be presented to Council and the public.

Greg Poole of Hansen, Luce & Allen, Inc. made the following points concerning a Proposed Master Plan for the north area and an associated Capital Improvement plan.

- Created a storm water model to show storms and their effects on City systems
- There were twenty-one areas within the 'north area' where the existing system was deficient with a cost estimate of \$12,000,000.
- Capital improvements had been proposed, including lowering the level of Constitution Park by two feet
- His firm had worked with City staff to come up with preferred solutions

Dave Murphy and Council Member McConnehey both expressed appreciation to city staff, specifically Tim Heyrend and Jared Millgate for their hard work on this project.

Mayor Rolfe asked about the design flow for both Constitution Park and 7000 South. Mr. Poole explained that a 100 year event (of all possible durations) was used to analyze the system as well as for the areas that were tributary to the park.

In further discussion, the following points were made—

- Time to final contract plans could be by the end of season. (Mayor Rolfe asked that every effort be made to make it before winter)
- 3200 West line could not be built until the 7000 South line was improved
- Interlocal agreements were the best method for addressing the issue of other government entities conveying water through West Jordan's storm drain system. While those entities had a right to move their water into the system, West Jordan had a right to seek assistance from those areas in defraying the resulting cost

Mayor Rolfe pointed out that homeowners can refer to their property tax notice from the previous year and see the amount they pay towards Salt Lake County for flood control—it did not appear to be a lot but certainly added up when multiplied by all the property owners.

Councilmember Haaga expressed the belief that time estimates suggested these changes could not be made soon enough to ensure that residents had no further property damage. He suggested that the Council should do whatever was necessary-- declare an emergency, seek state funding—whatever was needed to fund the work immediately.

Councilmember Nichols expressed concern that the proposed improvements would not address *all* the problem areas.

Dave Murphy explained that there was currently a mill and overlay project that was also a storm drain project and it would address the problems in his area. Additionally, the south end of the City was now the focus of the planning process.

MOTION: Councilmember Southworth moved to direct City staff to prepare for a public meeting to receive comments on the Draft North Area Drainage Capital Improvement Projects Plan. The motion was seconded by Councilmember McConnehey.

Councilmember Haaga expressed his opposition to the motion, saying he did not feel it expressed the urgency of the situation. He felt the motion was pointless without deadlines and due dates.

Mayor Rolfe pointed out that the City had begun the design work as quickly as possible. The drainage plan was being presented at this point in order to get the information to the public as soon as possible.

Councilmember Southworth indicated that this was the most action and urgency he had seen for quite some time. Additionally, he agreed there were flooding problems in other areas of the City and did not want those issues to be forgotten.

A roll call vote was taken.

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 5-1.

MOTION: Councilmember McConnehey moved to suspend the rules to address the consent items pulled earlier. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

CONSENT ITEM 6G

APPROVE RESOLUTION 15-61, AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICE AGREEMENT WITH HANSEN ALLEN & LUCE, INC. FOR ADDITIONAL RPZ DESIGN, PUBLIC EDUCATION PROGRAM AND A WATER REUSE FEASIBILITY STUDY, IN AN AMOUNT NOT TO EXCEED \$39,882.70

Councilmember Haaga asked for further information regarding this item.

Dave Murphy explained that the City was currently in a secondary water design contract with Hansen Allen & Luce. When the developer put in some of the systems they were not completed for full operation. Additionally, the other element of change was an information packet designed to help the public understand how to use the system.

MOTION: Councilmember Haaga moved to adopt Resolution 15-61, authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Hansen Allen & Luce, Inc. for additional RPZ design, public education program and a water reuse feasibility study, in an amount not to exceed \$39,882.70. The motion was seconded by Councilmember Hansen.

Mayor Rolfe expressed the belief that the Resolution was premature as there was a question about moving forward with the project. Therefore, he was not in support of the motion.

Councilmember Haaga withdrew his motion.

MOTION: Councilmember Nichols moved to adopt Resolution 15-61, authorizing the Mayor to execute Amendment No. 2 to the Professional Service Agreement with Hansen Allen & Luce, Inc. for additional RPZ design,

public education program and a water reuse feasibility study, in an amount not to exceed \$39,882.70. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 4-2.

CONSENT ITEM 6M

APPROVE RESOLUTION 15-65, AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL COOPERATIVE AGREEMENT WITH UNIFIED POLICE DEPARTMENT OF GREATER SALT LAKE FOR MAJOR TRAFFIC COLLISION INVESTIGATIONS

Councilmember Haaga expressed his concern with having an Interlocal agreement with *only* the Unified Police Department.

Deputy Chief Davis responded that the team would be comprised of officers from a variety of agencies—not solely Unified Police.

Councilmember Haaga stated his opposition to the Resolution because only the Unified Police Department was listed as being a party to the agreement.

In response to an inquiry from Councilmember Southworth, Deputy Chief Davis confirmed that utilizing a team such as this would allow our police resources to remain available to handle other incidents that were occurring simultaneously with a critical traffic accident.

MOTION: Councilmember Southworth moved to approve Resolution 15-65, authorizing the Mayor to execute an Interlocal cooperative agreement with Unified Police Department of Greater Salt Lake for Major traffic collision investigations. The motion was seconded by Councilmember Nichols.

Councilmember Nichols expressed his belief that inter-agency agreements such as this one could bring the best level of service.

Mayor Rolfe disagreed and indicated that he would vote against the motion.

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 4-2.

Councilmember McConnehey, who was feeling ill, was excused from the meeting at 7:27 p.m.

DISCUSSION AND POSSIBLE ACTION REGARDING OPERATING PROCEDURES FOR THE 'OLD LIBRARY'

Bryce Haderlie turned the time over to Jim Rading who explained that once the City Council decided to keep the "Old Library" and not sell the building yet, it was determined that the Arts Council members and other entities within the City could use the building. In meeting with the Fire Department and Building Department, a few things needed to be done to make the building safe. These had been accomplished. The purpose of the attached Operating Procedure for the "Old Library" was to give direction to all those that intended to use the building. If further changes were to be made to the building, they would be addressed to the Building Safety Department for permitting.

There was no fiscal impact with the policy itself although he did indicate that a card reader system could be installed in the building for approximately \$1,700.00.

The Council and staff discussed clarifying questions.

Bryce Haderlie asked that the City be able to strike a balance so that we do not put ourselves in a situation of having to raise the level of protection. One of the discussions had been about installing a two-hour firewall. He indicated he hoped the Council would give staff the ability to use City code, evaluate occupant loads and things and if there was a way to go down on the occupancy load and not have to build a two-hour wall and then control the amount of combustibles in the building. He suggested there were "trade-offs" in the Code.

Councilmember Haaga was in favor of installing a card reader. He also indicated that he wished for the building to be used solely for the cultural arts.

Councilmember Nichols was not in support of spending any money on a card reader.

Mayor Rolfe indicated a belief that the building should be used to its fullest potential-- for any event. Although he did not wish to do any remodeling on it, he spoke in favor of installing a card reader.

The majority of the Council gave staff direction to install a card reader that could later be re-purposed.

The Council agreed that staff could work with the arts groups and have latitude to maximize storage in the building and reduce occupant load to avoid having to purchase storage containers.

No motion needed. This was a discussion item only.

IX. REMARKS

There were no additional remarks

X. ADJOURN

MOTION: Councilmember Haaga moved to adjourn. The motion was seconded by Councilmember Hansen.

The meeting adjourned at 7:42 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V ROLFE

Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 22 day of April 2015

**MINUTES OF THE CITY OF WEST JORDAN
BUDGET WORKSHOP**

**Tuesday, April 7, 2015
6:00 p.m.
Community Room, 1st Floor
8000 South Redwood Road
West Jordan, Utah 84088**

COUNCIL: Mayor Kim V. Rolfe, and Council Members Jeff Haaga, Judy Hansen, Chris McConnehey, Chad Nichols, Sophie Rice, Ben Southworth.

STAFF: Ryan Bradshaw, Finance Manager; Melanie Briggs, City Clerk; Jeff Robinson, City Attorney; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Wendell Rigby, Public Works Director; Brian Clegg, Parks Director; Eric Okerlund, Budget Officer; Justin Stoker, Deputy Public Works Director; Dave Murphy, Capital Projects Manager; Craig Frisbee, Utilities Manager; Jim Riding, Facilities Manager; Clint Hutchings, GIS Manager; Tom Peters, Public Service Director; Steve Glain, Assistant to the City Manager; Roger Payne, Water Manager;

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 6:03 p.m.

II. DISCUSSION ITEMS

**DISCUSSION AND POSSIBLE DIRECTION REGARDING CAPITAL
PROJECTS AND UTILITY BUDGETS**

Ryan Bradshaw reviewed the status of the meeting and the purpose. One goal was to review each of the funds, and to determine if a rate increase may be needed in the future.

Councilmember Haaga arrived at 6:06 p.m.

Clint Hutchings reviewed the On-Line Map that was created by the GIS Department and would be placed on the City's webpage. The map reviewed and updated the Capital Improvement Projects throughout the City.

Steps to complete a Project

1. Identify a need/project
2. Prioritize the project
3. Establish funding for the project
4. Plan and Design the project
5. Obtain permits and land
6. Contract the project
7. Execute the project
8. Adjust the project scope as needed
9. Completion

STREETLIGHTS FUND

General Information

31,886 - Total Accounts

5,050 - Total Streetlights

The City has an electrician and an apprentice electrician in the Streetlight Program.

- The City currently has a fleet of:
 - 1 Pickup Truck
 - 2 Bucket Trucks (One of the trucks is in the process of being purchased.)

Program Information

Streetlight Fees

- 2013 - \$663,825
- 2014 - \$677,255
- 2015 - \$671,439 (Projected)
- 2016 - \$663,453 (Budgeted)

Total Expenses

- 2013 - \$539,819
- 2014 - \$589,867
- 2015 - \$608,473 (Projected)
- 2016 - \$732,656 (Budgeted)

LED Streetlight Project

- \$3,500,000 - Budget
- \$1,000,000 - Transfer from General Fund
- \$2,500,000 - Bond (to be issued in April)
- Product RFP sent out in March 2015.
- Contractor to assist in Installation RFP - TBD.

Those in attendance discussed the rate analysis.

Questions to Ponder

What is the city's standard for a rate increase?

Should the Streetlight Program be its own fund?

How do we fund new streetlights on new roads?

How do we fund "dark areas" of the city?

Dark areas are locations on current streets where residents are requesting new streetlights.

Tim Peters updated those in attendance regarding the status of the LED project.

Those in attendance discussed the pros and cons regarding the LED project.

Ryan Bradshaw stated there would not be a need for a rate increase for this year.

Mayor Rolfe felt it would not take the entire \$3.5 million to replace the LED lights. The City should save approximately \$400,000 in the Rocky Mountain Power rebates. He stated if the City crews installed approximately 19 lights a day, they could all be installed within a years' time. He restated that there should only be solar LED lights used.

SOLID WASTE FUND

General Information

74,544 total cans

- 23,727 Garbage Cans
- 3,075 Extra Garbage Cans
- 23,924 Recycling Cans
- 23,728 Green Waste Cans

The City has both trash cleanup dumpsters and green waste dumpsters available to residents at no charge. The City has 2.5 full-time employees in the Solid Waste Division.

- The City has a 22.3% ownership interest in the Trans-Jordan Landfill. The book value of this ownership is \$4,777,704.
- The City currently leases a loader for \$29,400 per year as the only capital equipment in this fund.

Revenue Information

Solid Waste Fees

- 2013 - \$4,143,207
- 2014 - \$3,849,727
- 2015 - \$3,778,027 (Projected)
- 2016 - \$3,972,744 (Budgeted)

Expense Information

Salary and Benefits

- 2013 - \$97,546
- 2014 - \$107,903
- 2015 - \$152,351 (Projected)
- 2016 - \$159,969 (Budgeted)

Operational Expenses

- 2013 - \$622,091
- 2014 - \$613,365
- 2015 - \$564,515 (Projected)
- 2016 - \$777,511 (Budgeted)

*Operational Expenses do not include any contractual payment for garbage pick-up, dumpsters, and landfill fees.

Contractual Fees

Fees for the Landfill, Garbage Collection, and Dumpster Program

- 2013 - \$3,308,459 – 79.9% of Solid Waste Fee Revenue
- 2014 - \$2,756,778 – 66.5% of Solid Waste Fee Revenue
- 2015 - \$2,808,680 – 67.8% of Solid Waste Fee Revenue (Projected)
- 2016 - \$3,382,259 – 81.6% of Solid Waste Fee Revenue (Budgeted)

Those in attendance reviewed the rate analysis.

Questions to Ponder

What is the City's standard for a rate increase?

How do we handle increases at the Trans-Jordan Landfill?

How do we fund the City Dumpster Program in two years?

Those in discussed at length the City dumpster program and how the City could improve the program.

Mayor Rolfe stated the revenue shows a very modest increase. He did not agree with the proposed expenditures for the program.

WATER FUND

General Information

22,734 total accounts

- 1,630 – Commercial
- 210 – City Owned
- 20,894 – Residential

The City used almost 6.8 Billion Gallons of water in 2014. This is equivalent to each citizen using three full-size swimming pools of water each year.

- The City has 17 full-time employees in the Water Division.
- They maintain:
 - 436 miles of pipe
 - 3,397 fire hydrants
 - 4,303 gate valves
 - 658 butterfly valves
 - 30 PRV's
- It has cost the city over \$107,000,000 to install its current infrastructure.
- The Water Division currently has a fleet of:
 - 13 Pickup Trucks
 - 1 Dump Truck
 - 1 Bob Tail Truck

Revenue Information

Water Sales

- 2013 - \$15,163,876
- 2014 - \$16,526,285
- 2015 - \$16,268,681 (Projected)
- 2016 - \$16,544,799 (Budgeted)

Impact Fees

- 2013 - \$1,008,294
- 2014 - \$475,159
- 2015 - \$544,138 (Projected)
- 2016 - \$1,000,000 (Budgeted)

Expense Information

Salary and Benefits

- 2013 - \$1,281,644
- 2014 - \$1,363,944
- 2015 - \$1,604,549 (Projected)
- 2016 - \$1,684,776 (Budgeted)

Operational Expenses

- 2013 - \$2,832,284
- 2014 - \$2,752,370
- 2015 - \$3,147,274 (Projected)
- 2016 - \$3,329,692 (Budgeted)

*Operational Expenses do not include Water Purchase Information

Water Purchases Expenses

- 2013 - \$7,479,746 – 48.7% of Water Sales Revenue
- 2014 - \$8,152,168 – 53.1% of Water Sales Revenue
- 2015 - \$8,284,890 – 54.0% of Water Sales Revenue (Projected)
- 2016 - \$8,600,000 – 56.0% of Water Sales Revenue (Budgeted)
- Approximately 80% of the water used in the city is purchased from outside sources.

Those in attendance discussed expense trends; major Capital Projects complete; Capital Projects in progress; future Capital Projects, and rate analysis.

Wendell Rigby stated Jordan Valley Water Conservancy District had informed City staff to anticipate a 5% increase in the purchase of water from them.

Ryan Bradshaw stated there will not be a rate increase for the coming fiscal year. He felt it would be important to encourage water conservation.

Councilmember Nichols stated there are many options and policies that the Council should consider, specifically with new development. He also stated that secondary water was an area for focus on in the future.

Mayor Rolfe felt the City was not collecting enough in Impact Fees from the new development in the City. He stated Dannon Company has verbally committed to allow the City to utilize up to 6,000 gallons per day for use in the secondary water program.

Councilmember McConnehey questioned the anticipated increase in Impact Fees Revenues of \$1 million.

Those in attendance discussed at length the issues facing the City regarding water conservation.

Questions to Ponder

What is the City's standard for a rate increase?

How do we promote conservation?

What is the vision for the use of secondary water in the City?

How would we fund a secondary water project?

WASTE WATER FUND

General Information

22,734 total accounts

- 1,656 – Commercial
- 20,928 – Residential

3.1 Billion Gallons of wastewater passed from the city to the South Valley Water Reclamation Facility in 2014. Approximately 45% of the water used in the city ends up at the treatment plant.

- The City has 11 full-time employees in the Wastewater Division
- They maintain 299 miles of pipe and 6,308 manholes.
- TV Truck is used to monitor pipes for obstructions
- It would take a full-time crew 15 years to view the entire wastewater pipe in the City.
- It has cost the city over \$48,700,000 to install its current infrastructure.
- The Wastewater Division currently has a fleet of:
 - ☐ 6 Pickup Trucks
 - ☐ 1 Dump Truck
 - ☐ 2 Vactor Trucks
 - ☐ 1 TV Van
 - ☐ 3 Excavators/Loaders

Revenue Information

Wastewater Fees

- 2013 - \$7,679,053
- 2014 - \$7,636,055
- 2015 - \$8,459,815 (Projected)
- 2016 - \$8,552,672 (Budgeted)

Impact Fees

- 2013 - \$702,606
- 2014 - \$323,001
- 2015 - \$372,530 (Projected)
- 2016 - \$650,000 (Budgeted)

Expense Information

Salary and Benefits

- 2013 - \$508,401
- 2014 - \$656,942
- 2015 - \$606,611 (Projected)
- 2016 - \$636,942 (Budgeted)

Operational Expenses

- 2013 - \$1,148,821
- 2014 - \$1,238,160
- 2015 - \$1,119,160 (Projected)
- 2016 - \$1,135,535 (Budgeted)

*Operational Expenses do not include treatment plant expense information

Those in attendance discussed expense trends; major Capital Projects completes; Capital Projects in progress; future Capital Projects, and rate analysis.

Roger Payne addressed the organization and structure of the South Valley Water Conservancy District. The SVWCD are facing several issues for the future: 1) Repair of the thermal drying unit, \$1.8 million; 2) Environmental Protection Agency regarding removal of phosphorus and nitrogen and a possible increase in expenses; 3) Design and reconstruction, \$3.5 million; 4) Grit removal costs, \$2 million; 5) Power outage at the plant last fall, and backup generators do not have the ability to cleanse the discharge, and 6) Changes to the flow rate due to other locations using the Riverton Plant, which reduces revenues that they typically receive.

Ryan Bradshaw indicated the City does not collect enough in Impact Fees to repay the bond to SVWCD.

Questions to Ponder

What is the city's standard for a rate increase?

How do we handle mandatory environmental improvements at the treatment plant?

How do we fund environmental improvement projects?

The meeting recessed at 7:32 p.m. and reconvened at 7:39 p.m.

PARKS CAPITAL FUND

General Knowledge

- 352 Acres of Developed Parks
- 26 Acres of Park Strips
- 22 Acres of Administrative Properties
- 48 Parks
- 33 Sports Fields
- 13,000 Urban Trees
- 20 Miles of Trails

Calsense Project

\$1,803,000 – Budget

\$1,803,000 – Transfer from General Fund

- Design RFP has been awarded (currently gathering data for design plan)
- Start bidding out mid May 2015
- Estimated completion date – Spring 2017

Park Improvement Project

\$4,000,000 – Budget

\$4,000,000 – From Bond to be issued in April

Highlights

- Playground Equipment – 24 Systems - \$1,177,500
- Upgraded Pavilions – 10 Parks - \$440,000
- Sprinkler Systems – 7 parks - \$250,000
- Ron Wood Baseball Park Improvements - \$304,568
- ADA Accessibility to Playgrounds - \$36,000

Future Projects

10 Acre Maple Park Projects

- Estimated Cost – \$1,372,140

9 Acre Ron Wood Soccer Complex

- Estimated cost – \$1,600,000

Questions to Ponder

- How does the city replace the Soccer Complex over the next 10 years?
- How do we fund the replacement of the Soccer Complex?

The Council and staff discussed at length the possible directions in the future for improvements for parks throughout the City. They discussed if the Council was in favor of using volunteers for improvements in the Community Build Playgrounds.

STORMWATER FUND

General Information

24,033 Total Accounts

- 815 – Commercial
- 24,033 – Residential

36,214 Total Equivalent Residential Units (ERUs)

- 12,181 – Commercial
- 24,033 - Residential

Each Commercial ERU is equal to $\frac{1}{4}$ of an acre

- The City has 5 full-time employees in the Stormwater Division.
- They maintain:
 - 147 Miles of Pipe
 - 3,468 Manholes
 - 4,359 Catch Basins
 - 102 Outfalls – Inspected every 5 years
 - It has cost the city over \$40,000,000 to install its current infrastructure.
 - The Stormwater Division currently has a fleet of:
 - 3 Pickup Trucks
 - 1 One-Ton Dump Truck
 - 1 Vactor Truck
 - 1 TV Van (Purchase in Process)

Revenue Information

Stormwater Fees

- 2013 - \$1,547,683
- 2014 - \$1,753,836
- 2015 - \$1,714,791 (Projected)
- 2016 - \$1,754,544 (Budgeted)

Impact Fees

- 2013 - \$589,281
- 2014 - \$863,663
- 2015 - \$950,000 (Projected)
- 2016 – \$505,000 (Budgeted)

Expense Information

Salary and Benefits

- 2013 - \$521,052
- 2014 - \$572,911
- 2015 - \$647,113 (Projected)

- 2016 - \$680,000 (Budgeted)

Operational Expenses

- 2013 - \$512,718
- 2014 - \$560,727
- 2015 - \$715,633 (Projected)
- 2016 - \$755,000 (Budgeted)

Those in attendance discussed expense trends; major Capital Projects completes; Capital Projects in progress; future Capital Projects, and rate analysis.

Dave Murphy reviewed the status of projects for the upcoming year.

Mayor Rolfe stated that the City would be open cutting 7000 South rather than boring. If staff needs assistance with the State to make sure this is done, he asked them to contact him.

Steve Glain updated those in attendance on the status of calculating a rate for the Stormwater fee. He felt it would be fair to charge an amount to all residential and commercial customers to cover the cost for all City property.

Mayor Rolfe requested to have an item on a future agenda for the Council to consider forgiving the debt that was loaned to the Stormwater fund. Look using a larger bond, with a backstop of using the sales tax revenue.

Councilmember Southworth felt the Enterprise Fund should fund itself. He does not want to increase fees at all.

Questions to Ponder

What is the City's standard for a rate increase?

Should the City change from total parcel space to impervious space for commercial customers?

Should we raise rates to facilitate the issuance of a bond for Stormwater projects?

ROADS CAPITAL FUND

General Information

Road Inventory

- 333.7 Linear Miles
- West Jordan, UT to Mesquite, NV is 330 miles
- 855.4 Lane Miles
- West Jordan, UT to Seattle, WA is 853 miles

Road Costs

- It has cost over \$200,000,000 to install current roads, sidewalks, curbs, and gutters. (Replacement cost is over \$286,000,000.) 60% of all roadways in West Jordan are two-lane residential streets
- 35% are three-lane collector streets
- 5% are five-lane (or larger) arterial streets
- Over 180,000 vehicles travel West Jordan arterial roads each day.
- The city's pavement management software tracks the performance and health of 4,889 roadway segments.

For project purposes, roads are broken up into segments (rather than miles). For example, from intersection to intersection can be a segment.

Funding Sources

B and C Road Funds

- Gas Tax
- Telecom Tax
- Road Impact Fees
- Intergovernmental Fund
- Legislative Appropriations

Those in attendance reviewed the Major Capital Projects that had been complete, Capital Projects in process, and Future Capital Projects.

Those in attendance discussed the future funding for road projects, sidewalk improvement projects, etc.

Questions to Ponder

What is the impact of HB 362?

How do we fund the Sidewalk Improvement Projects?

There are 85 projects identified on the Safe Sidewalk Project list totaling over \$20,300,000.

Mayor Rolfe left the meeting at 8:40 pm

III. ADJOURN

MOTION: Councilmember Nichols moved to adjourn. The motion was seconded by Councilmember McConnehey and passed 6-0 in favor.

The meeting adjourned at 8:43 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V. ROLFE
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Approved this 22nd day of April 2015

**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL MEETING**

Wednesday, April 8, 2015

6:00 p.m.

**Council Chambers
8000 South Redwood Road
West Jordan, Utah 84088**

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chris M. McConnehey, Chad Nichols, Ben Southworth, and Justin D. Stoker.

STAFF: Jeff Robinson, City Attorney; Melanie Briggs, City Clerk; David Oka, Economic Development Director; Ryan Bradshaw, Finance Manager/Controller; Wendell Rigby, Public Works Director; Marc McElreath, Fire Chief; Doug Diamond, Police Chief; Greg Mikolash, City Planner; Brian Clegg, Parks Director; Jim Riding, CIP/Facilities/Fleet Project Manager; Tim Heyrend, Utilities Engineer, and Julie Brown, Events Coordinator.

I. CALL TO ORDER

Mayor Rolfe called the meeting to order at 5:00 p.m.

II. CLOSED SESSION

DISCUSSION OF THE CHARACTER PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL; STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION, AND STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF A WATER RIGHT OR WATER SHARES

COUNCIL: Mayor Kim V. Rolfe and Council Members Jeff Haaga, Judy Hansen, Chris McConnehey, Ben Southworth and Justin D. Stoker. Council Member Chad Nichols arrived at 5:04 p.m.

MOTION: Councilmember Hansen moved to go into a Closed Session to discuss the character professional competence, or physical or mental health of an individual; Strategy Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Absent
Councilmember Rice	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-0.

The Council convened into a Closed Session to discuss the character professional competence or physical or mental health of an individual; Strategy Session to discuss pending or reasonably imminent litigation, and a Strategy Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares at 5:01 p.m.

Council Member Chad Nichols arrived at 5:04 p.m.

The Council recessed the Closed Session at 6:18 p.m. and reconvened the meeting at 6:20 p.m.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alex Miles, Troop 1277.

IV. PRESENTATIONS

OATH OF OFFICE FOR SOPHIE RICE AS NEWLY APPOINTED COUNCIL MEMBER FOR THE OFFICE OF COUNCIL DISTRICT 4

Greg Mikolash recognized Sophie Rice for her services on the Planning Commission and Design Review Committee. She received a plaque for her services.

Melanie Briggs, City Clerk, administered the Oath of Office to Sophie Rice as the Council Member for District 4.

RECOGNITION OF POLICE CHIEF DOUG DIAMOND FOR RECEIVING THE AWARD FOR UTAH POLICE CHIEF OF THE YEAR

This item was continued to a later date.

PRESENTATION FROM DWIGHT RASMUSSEN WITH SALT COUNTY AGING & ADULT SERVICES REGARDING *MEALS ON WHEELS*, AND THE NEED FOR VOLUNTEERS AND SUPPORT

Dwight Rasmussen, Salt Lake County Aging and Adult Services, said currently there were approximately 55-60 aging homebound and frail residents within West Jordan that received the assistance of Meals on Wheels. He said the number of citizens within the

Salt Lake County was constantly growing. He addressed the need for volunteers and support for this program from the City and business. He asked for the City's and businesses support in having 10 people deliver once per week during their lunch hour to residents in need.

Mayor Rolfe said this was a great service and he would volunteer on a regular basis.

Councilmember Haaga also agreed to volunteer sometimes.

V. COMMUNICATIONS

INTERIM CITY MANAGER COMMENTS/REPORTS

Bryce Haderlie was not in attendance.

STAFF COMMENTS/REPORTS

David Oka –

- Updated the Council on various businesses opening in near future, Habit Burger, Café Rio, a bakery, along with some light industrial.

Councilmember Haaga suggested speaking with the West Jordan Chamber of Commerce to line up some ribbon cutting ceremonies.

Ryan Bradshaw –

- Informed the Council that the quarterly report would be presented to the Council at the Budget Workshop on May 12, 2015. Electronic budget material would be provided to the Council in the near future.

Wendell Rigby –

- Updated the Council on construction projects
 - 1300 West Culvert project
 - 4000 West and Bingham Creek
 - 9000 South 4000 West to 5300 West
- Two open houses – Transportation Master Plan
 - April 15, 2015 – City Hall, 6:00 to 8:00 p.m.
 - April 16, 2015 – Bingham Creek Library, 6:00 to 8:00 p.m.

Marc McElreath –

- White Fire Engine temporary, City's Red Fire Truck should be back in service on Monday, April 13, 2015
- Station 54 Bagley Park Police Precinct Building, Fire Department would be moving in on Monday. An Open House – Cuff and Hose Cutting Ceremony, April 30, 2015 at 11:00 a.m. – 1:00 p.m., light refreshments provided by Jordan Valley Medical Center
- Station 54 - Public event would be held on May 2, 2015.

Doug Diamond –

- Will be attending the National Center for Missing and Exploited Children in Washington D.C.
- Will be attending the Family Justice Center Conference in San Diego, California. He said the Salt Lake District Attorney announced that he was hoping to place a Family Justice Center in West Jordan.

CITY COUNCIL COMMENTS/REPORTS

Councilmember Rice –

- Grateful to serve on the City Council and represent District 4.

Councilmember Southworth –

- Cal Ripken Baseball - Opening Ceremonies, Ron Wood Baseball Complex, Saturday, April 11, 2015 at 8:45 a.m. They were looking for Council Members to come throw the first pitches.

Councilmember Haaga –

- Provided a copy of the following to the Council from the developer with signatures:

‘To whom it may concern,

The land purchase of 55 acres between (Sellers) Lamar and Vickie Jones Trust and (Buyer) Jacob Satterfield required the prisons removal as part of the closing, and at the price Vickie and Lamar Jones required in order to be agreeable. They delivered the letter and proof of removal of the state prison location to us as part of our transaction going through and being complete.

Jacob Satterfield
Vickie and Lamar Jones’

Councilmember McConnehey –

- Welcomed Councilmember Rice

Mayor Rolfe –

- Invited the Council to attend the International Council of Shopping Centers (ICSC) Convention in Las Vegas, May 17-20, 2015. World’s Largest Retail Real Estate Exhibition and Conference.
- Does the Council want a letter drafted regarding Salt Lake County placing House Bill 362 (Transportation bill) on the ballot during the odd number election year?

Councilmember Southworth voiced his concerns; he was not in favor at this time.

Councilmember McConnehey wanted to have a letter from the County, and to see how the distribution would be handled.

Councilmember Haaga wanted this placed on the ballot allowing the people to decide. He was in favor.

Councilmember Hansen agreed with Councilmember McConnehey. She would like to see the distribution for West Jordan City.

Councilmember Nichols asked clarifying questions.

Mayor Rolfe said Salt Lake County had put out a formula that would generate B & C Road funds to West Jordan of between \$1 million and \$1.5 million based on today's sale tax rate. Salt Lake County was hoping for the cities support of placing this on the ballot. He said the County could not have an election in an odd year without the support of the cities. He supported have a letter drafted.

Councilmember McConnehey indicated that he was unaware of information presented to the Wasatch Front Regional Council, although if there was something that provided a little bit more insight, he could support having a letter drafted.

Councilmember Hansen agreed with Councilmember McConnehey and wanted to make sure the City would receive B & C road funds.

Councilmember Southworth felt the Utah Transit Authority (UTA) should stand on its own. UTA should make this case on their own and should inform the public we need this and we deserve this because..... This should not be tied in with a lot of other projects.

Mayor Rolfe agreed with Councilmember Southworth but this was the bill that passed.

Mayor Rolfe explained that the only way this could make it on the ballot was if over 50 percent of Salt Lake County cities show support.

Councilmember Rice supported placing it on the ballot.

Mayor Rolfe said a letter would be drafted.

VI. CITIZEN COMMENTS

Kayleen Whitelock, Jordan School District Board Member, updated the Council on things happening in West Jordan regarding the Jordan School District.

- Elementary Schools – Traditional school year
- Summer Projects
 - Joel P. Jensen – Air Conditioning
 - Joel P. Jensen – Office relocation

- West Jordan Middle School
 - Partial roof replacement
 - Air Conditioning
 - New Boiler
- West Jordan High School
 - Permanent walls
 - Fan units
- Transportation lot
 - Better lighting

Janice Voochies, Jordan School District Board Member, provided and read the Jordan School District Board of Education Resolution titled: 'Resolution of Appreciation to Legislators within Jordan District Boundaries and to the City Councils of Bluffdale, Herriman, Riverton, South Jordan and West Jordan' adopted March 31, 2015.

Jay Lynn Thomas, West Jordan resident, addressed what she believed was an increase in Police Officer presence, which she approved of.

There was no one else who wished to speak.

VII. CONSENT ITEMS

- a. **Approve the minutes of March 11, 2015 as presented**
- b. **Approve a Class B Beer and a Full Restaurant Alcohol for Bar Down Sports Bar & Grill**
- c. **Approve Resolution 15-48, authorizing the Mayor to execute an Agreement with Valley Design & Construction, Inc., for the construction of a maintenance building for the Ron Wood Park Complex in an amount not to exceed \$671,500.00**
- d. **Approve Resolution 15-67, declaring items from various City Departments that are no longer of any value or use as surplus property, and authorize the disposition**
- e. **Approve Resolution 15-68, authorizing the Mayor to execute a contract with Motor Controls Inc. for 2-Skid Mounted Pumping Stations in an amount not to exceed \$318,250.00**
- f. **Approve Resolution 15-69, authorizing the Mayor to execute Amendment No. 2 to the Professional Services Agreement with Hansen, Allen and Luce, Inc. for additional Mapping and Modeling Services for missing storm drain pipes and manholes, in an amount not to exceed \$32,000**

- g. Approve Resolution 15-70, authorizing the Mayor to execute a contract with Concrete Concrete for the 2015 West Jordan ADA Pedestrian Ramp Project in an amount not to exceed \$147,887.50**
- h. Approve Resolution 15-71, authorizing the Mayor to execute Amendment No. 3 to the Agreement with Think Architecture for additional design services for Fire Station 54 & Police Substation Project, in an amount not-to-exceed \$4,613.64**
- i. Approve Resolution 15-72, authorizing the Mayor to execute a Settlement Agreement and Release of All Claims between the City and the Claimants regarding the Glasser litigation**
- j. Resolution 15-73, authorizing the Mayor to execute a contract with Precision Manholes for the 2015 Manhole Raising Project, in an amount not to exceed \$208,550.00**
- k. Approve Resolution 15-74, approving and authorizing the Mayor to execute a contract with Holbrook Asphalt Company for high density mineral bond services in an amount not-to-exceed \$413,492.32**
- l. Approve Resolution 15-75, authorizing staff to close Old Bingham Highway by Terra Linda Elementary (8400 South), and 8600 South between 3200 West and Old Bingham Highway for 7 and 36 days respectively, to accommodate the Jordan Valley TOD Sewer Project on Old Bingham Highway and 8600 South**

The Council pulled Consent Items 7.i for further discussion.

MOTION: Councilmember Southworth moved to approve all Consent Items except 7.i. The motion was seconded by Councilmember McConnehey.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 7-0.

VIII. PUBLIC HEARINGS

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL A CHARITABLE CONTRIBUTION TO THE CHILDREN'S JUSTICE CENTER WAIVING FEES FOR THE 2015 DAY OF HOPE CAR SHOW

Julie Brown said the Children's Justice Center was hosting the fourth annual 'Day of Hope Car Show' and they were requesting that the City waive the amount equal to park fees, encroachment permits and any additional City services required.

The fiscal impact to the City would be the fees listed below totaling \$3,835.

3-4-1: WAIVER OF FEES AND FINES, GENERALLY:

For purposes of this chapter, "waiving" an amount also means writing off, forgiving and/or compromising such an amount. Any fees or other monies legally required by this code to be paid to the city may not be waived, unless:

- A. City Attorney Determination: Determined by the city attorney to be legally uncollectible.
- B. City Manager Authority: Any fee, fine, interest, penalty or other money legally required by this code to be paid by a citizen, applicant or respondent to the city in connection with a city provided service or a license/permit may be waived by the city manager:
 - 1. Value For Value Settlements: If the waiver of fees or claims confers a substantially equivalent benefit on the city consistent with law, provided that any such waiver/forgiveness of an amount exceeding fifteen thousand dollars (\$15,000.00) must be approved by the city council; or
 - 2. Rectifying Errors: In an amount not to exceed five hundred dollars (\$500.00) in any one instance, to rectify an alleged error by city personnel or to rectify any other perceived inequity.
 - 3. Doubtful/Uncollectible Amounts: Once the city has made reasonable efforts to collect an unpaid fee, fine, interest, penalty or other money legally owed to the city, or has otherwise determined in good faith that the amount is practically uncollectible; provided that any amount totaling more than one thousand dollars (\$1,000.00) per account may not be waived without city council approval.

The City Manager may delegate some or all of this authority to department heads and other managers in city government by administrative directive.

C. Support Of Charitable Entities: After following the procedures required by Utah code section 10-8-2(2) or any successor provision, the city council may waive fees otherwise due to the city, and may otherwise provide financial and nonfinancial support to a charitable entity providing services to the citizens of the city.

D. Settling Litigation And Prelitigation Claims By Or Against The City: A claim made by or against the city may be compromised, in whole or in part, without city council

approval, up to an amount payable by, or to be paid to, the city of fifteen thousand dollars (\$15,000.00), if the city attorney determines that such a compromise is in the best interests of the city. Notwithstanding the foregoing, prior to settling any claim by or against the city, the mayor shall be notified of any claim over five thousand dollars (\$5,000.00), and if deemed necessary the mayor shall call a special/emergency council meeting. (2001 Code § 1-1-120; Ord. 09-19, 7-14-2009)

Pursuant to City Code Section 3-4-1, the City Council may waive fees otherwise due to the City and may otherwise provide financial and nonfinancial support to a nonprofit entity providing services to the citizens of the City, if the City complies with section 10-8-2 of the Utah Code. Section 10-8-2 limits the charitable contribution to a nonmonetary contribution, such as fee waivers and City services. It also limits the total charitable contributions for the fiscal year to 1% of the City's budget for that fiscal year and required a public hearing prior to approval.

The Children's Justice Center was a nonprofit corporation and was requesting nonmonetary contributions for the Day of Hope Car show valued at \$3,835 as follows:

Day of Hope Car Show requested services:

<u>Requested Item</u>	<u>Cost/Value</u>
• Police - K9 Demonstration, Vehicles (6 @ \$50 per hour)	\$1,500
• Police Chief and Fire Chief as Judges	\$ 0.00
• Mayor or designee to select a car award winner	\$ 0.00
• Fire Apparatus display (\$171 per hour)	\$ 855
• Post event information on City Website	\$ 0.00
• Post event information on lobby kiosk	\$ 0.00
• Display poster in city locations	\$ 0.00
• Share event information electronically / social media (\$10/boost)	\$20
• Park fees	
○ Deposit	\$500
○ Set up / Cleaning	\$150
○ Pavilion rental:	\$300
○ Staff support (8a – 6p=10hrs) 10hrs x \$25	\$250
• Encroachment permit	\$260
• Permission to park cars on the park grass	<u>\$ 0.00</u>
TOTAL:	\$3,835

Mayor Rolfe opened the public hearing. There was no one who wished to speak. Mayor Rolfe closed the public hearing.

MOTION: Councilmember Nichols moved to waive fees for park rental, encroachment permits and additional City services in the amount of \$3,835 for the 2015 Children's Justice Center Day of Hope Car Show

on August 1, 2015. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 7-0.

**RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL A
CHARITABLE CONTRIBUTION TO THE JORDAN EDUCATION
FOUNDATION WAIVING FEES FOR THE 2015 FUN RUN**

Julie Brown said the Jordan Education Foundation would like to work with Healthy West Jordan and the City to provide a fun and energetic obstacle run for the community and to raise funds for the Foundation.

She provided a little background information regarding the Jordan Education Foundation.

Jordan Education Foundation

Jordan Education Foundation (JEF) was a non-profit organization dedicated to support your children, their education and our collective future. JEF connected passions with possibilities and created lasting legacies. The foundation's mission was to generate and guide philanthropic resources to promote excellence in education in Jordan School District.

Foundation board members and friends encourage private support from individuals, businesses, corporations, foundations and events. Jordan Education Foundation was unique because:

- ALL donations (100%) go directly to promote excellence in education and to benefit teachers and students
- No administrative costs are taken from private donations

In the mid 1980's, changes in Utah law provided a process whereby public school districts could accept donations that resulted in a tax deduction for the donor. Jordan Education Foundation was created in 1986 by the Jordan School District Board of Education and incorporated in 1988. JEF was designated by the IRS as tax-exempt under section 501(c)(3) of the Code and classified as a public charity under section 509(a)(1) & 170(b)(1)(A)(vi) of the code.

Cost/Value

The Jordan Education Foundation was requesting nonmonetary contributions for the obstacle run on June 6, 2015 valued at \$3,773 as follows:

Expected Obstacle Run Services:

Requested Item	Cost/Value
• Mayor or designee to help with award presentation	\$ 0
• EMS onsite (\$137.51 per hour / 3 hour minimum)	\$413
• Post event information on City Website and lobby kiosk*	\$ 0
• Timing System*	\$1500
• Sound System*	\$ 0
• Park fees	
○ Deposit	\$500
○ Set up / Cleaning	\$150
○ Arena rental:	\$400
○ Staff support (estimate 10hrs) 10hrs x \$25	\$250
• Encroachment permit*	\$260
• PD Support* (if needed - \$50 per hour / 3 hour minimum)	\$300
TOTAL:	\$3,773

* These items were used for the Linda Buttars Fun Run and were already scheduled through the Healthy West Jordan Committee.

The Healthy West Jordan Committee liked the idea and looks forward to working with the JEF event executive board to create a unique and family fun event to support their organization. The only concern was the short time frame to build the event. JEF assured the committee that they can meet the timeline.

Healthy West Jordan suggested that we coordinate and possibly keep the Linda Buttars 5k this year and re-evaluate after the event was over. JEF felt this was prudent and suggested the same. Healthy West Jordan would also reach out to past participants and Weigh Biggest Loser contestants to gauge their participation on both events.

Both groups agreed that all hard costs (not staffing or facility fees) would be covered before any money went to JEF. Both groups would work together to find an appropriate course and coordinate use of equipment and supplies. Branding, promotion and sponsorship opportunities would be coordinated.

Entry forms and liability waivers would be approved through the Attorney's office. The obstacle course build would be approved through the Parks Director and Risk Management. Police and Fire would determine any public safety concerns and their locations.

Combined attendance was expected to triple (or more) from the 2014 Linda Buttars Fun Run. Because it would be a fundraiser, entry fees would increase but remain market competitive while providing maximum fun.

Julie Brown provided the following information:

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 - 2. Rectifying Errors: In an amount not to exceed five hundred dollars (\$500.00) in any one instance, to rectify an alleged error by city personnel or to rectify any other perceived inequity.
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deemed necessary the mayor shall call a special/emergency council meeting. (2001 Code § 1-1-120; Ord. 09-19, 7-14-2009)

Pursuant to City Code Section 3-4-1, the City Council may waive fees otherwise due to the City and may otherwise provide financial and nonfinancial support to a nonprofit entity providing services to the citizens of the City, if the City complies with section 10-8-2 of the Utah Code. Section 10-8-2 limits the charitable contribution to a nonmonetary contribution, such as fee waivers and City services. It also limits the total charitable contributions for the fiscal year to 1% of the City's budget for that fiscal year and required a public hearing prior to approval.

Mayor Rolfe opened the public hearing. There was no one who wished to speak. Mayor Rolfe closed the public hearing.

Councilmember Haaga asked clarifying questions.

MOTION: Councilmember McConnehey moved to waive all fees for Jordan Education Foundation obstacle run in conjunction with the activities being sponsored by West Jordan Committee. The motion was seconded by Councilmember Hansen.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 7-0.

IX. BUSINESS ITEM

DISCUSSION AND POSSIBLE DIRECTION REGARDING THE EMPLOYEE COMPENSATION (CAREER LADDER PROGRAM AND JOB RECLASSIFICATION)

Doug Diamond said in June 2014, the City Council set aside \$550,000 to help deal with various salary concerns including supervisor/subordinate compression, salary compression due to wage freezes between 2008-2011, lifting caps on the career ladder advancement, and to enhance the pay structure to better recruit and retain experienced employees, primarily in public safety.

On October 8, 2014, Council implemented a 14-step Step and Grade Wage Structure for all City employees. At the Strategic Planning Meeting on January 15, 2015, Council approved moving forward with the career ladders using the \$183,000 remaining from the \$550,000. The City Compensation Committee started moving forward to finalize and approve acceptable career ladders in each department. Also mentioned in the Strategic Planning Meeting was educational reimbursement with minor discussions regarding job reclassification and consolidating previous career ladders that no longer meet the career ladder criteria.

The Compensation Committee had approved fifteen (15) career ladders with three (3) career ladders still pending approval. The annual cost for FY 2015-2016 was \$182,079.

There are six (6) job reclassification requests for an annual cost for FY 2015-16 of \$120,130. These job reclassifications had been identified as needs in Public Works, Human Resources, and the Fire Department to meet operational demands.

The Compensation Committee found that five (5) job series, previously classified as career ladders no longer meet the new career ladder criteria. Staff proposed that these job series be consolidated to one job classification per series (i.e. Police Records Technician I, II, III consolidated to Police Records Technician). The cost for consolidating these job classifications was approximately \$43,000.

During the Strategic Planning Meeting, Council tentatively earmarked \$25,000 for educational reimbursement.

Staff was ready to implement each of these plans. We would like to move forward with the career ladder program, job reclassifications, and the job series consolidation plans. He said as soon as Council made budgetary decisions, staff could move forward with any or all of these plans.

The City's fiscal impact would be depended on what was decided by the Council.

The following slide was presented.

Compensation Committee Report

What have we done

- Oct 8, 2014 14 step, Step and Grade put into place
- Jan 15, 2015 Strategic Planning Meeting – Council direction to move forward with career ladders using \$183,000 of \$550,000
- 15 Career Ladders ready to move forward 3 pending approval by committee
- 6 Job Reclassifications have been identified
- Five (5) job series do not meet the career ladder criteria
- Education reimbursement ready to implement if funded \$

Career Ladder

Approved

Streets Maintenance Worker I, II, III
 Stormwater Operator I, II, III
 Water Construction Technician I, II, and III
 Water Operator I, II, III IV
 Wastewater Construction Technician I, II, III
 Wastewater Operator I, II, III and IV

Firefighter I and II
 Fire Engineer I and II
 Paramedic I and II
 Captain I and II

Park Maintenance Worker I, II, III

Crime Scene Technician I, II
 Police Officer I, II, III
 Sergeant I, III

Combination Inspector I, II and III

Pending

Facilities Maintenance Technician I, II, III, IV
 Civil Engineer I, II, III, IV
 Engineering Inspector I, II, III

Estimated Costs

	FY 14-15	Annual Additional cost w/Benefits
Career Ladder		
PW		\$49,348
Police		\$51,797
Parks		\$3,354
Fire		\$77,580
Planning		\$0
Career Ladder Total		\$182,079
Reclassification	\$0	\$80,233
Non-Career Ladder Changes	\$10,000	\$43,000
Education Reimbursement		\$25,000

The Council were in favor of the career ladder program, the proposed job reclassification and the education reimbursement.

Doug Diamond indicated that enough direction had been provided by the Council in order for him to move forward.

Councilmember Haaga felt the education reimbursement could be increased next year.

**DISCUSSION AND POSSIBLE ACTION REGARDING THE
APPOINTMENT OF A COUNCIL MEMBER AS A VOTING MEMBER OF
THE SALT LAKE COUNTY COUNCIL OF GOVERNMENTS**

Ben Southworth said as a City of the First Class, the City of West Jordan was allotted two voting members on the Salt Lake County Council of Governments (SLCO COG). Historically the Mayor and one Council Member had filled these positions. Until his resignation from the Council, former Councilmember Justin Stoker had served as the City's second representative along with Mayor Rolfe.

The Council must fill the vacancy with a new appointment to the SLCO COG.

B.10 REPRESENTATION ON COMMUNITY TASK FORCES

- a. Vote on Each Appointment. Requests for Council representation on community task forces, boards or committees shall be brought before the Council for consensus selection. These bodies include the Council of Governments, Utah League of Cities and Towns, and County task forces
- b. Requests Referred to Council. When the Council or the City Manager receives a request for Council representation on such community bodies, a copy of this request will be forwarded to each Council Member. The Council will determine whether a single Council Member or more than one Council Member should serve. After determining the number of available slots, Council Members will be informed of the opening(s). When possible, all Council Members will be informed of the available position(s) prior to its formal discussion, in order to allow Council Members time to consider their interest and availability.
- c. Selection Process. If the number of interested Council Members exceeds that number of available slots, Council representation will be determined by majority vote.
- d. Interim Selection. Should the timing of a request for representation and the next meeting of a group be such that the Council cannot make a designation, the Mayor will request a Council Member to attend on an interim basis. At the next available opportunity, the above process will be followed to fill the slot(s).

Councilmember Haaga agreed there should be representation. He indicated that COG was really a County organization of a group of Mayors. He felt with West Jordan's form of government it allowed the Mayor to appoint all outside organizations which were not technically based. He reported that he was the alternate for COG and had attended two meetings.

Councilmember Hansen informed the Council that she had spoken with Mayor Rolfe previously to volunteer for this position.

MOTION: Councilmember Nichols moved to follow our Council rules and nominate Judy Hansen to serve on the Council of Government (COG). The motion was seconded by Councilmember Southworth.

Councilmember Rice said since she had no other appointments, she would be willing to serve on COG, or be appointed as an alternate.

SUBSTITUTE

MOTION: Councilmember Haaga moved to allow the Mayor to appoint this position. The motion was seconded by Mayor Rolfe.

Councilmember Nichols spoke against the motion. He addressed several of the Council rules listed above:

- B. 10.d. 'Mayor will request a Council Member to attend on an interim basis.'
- B. 10.a. 'Requests for Council representation on community task forces, boards or committees shall be brought before the Council for consensus selection.'
- B. 10.c. 'Selection Process. If the number of interested Council Members exceeds that number of available slots, Council representation will be determined by majority.'

Jeff Robinson said the Council previously voted to approve the City Council Rules and Procedures, which provided for a majority vote on appointments to COG and others.

Mayor Rolfe reported that over the past four years, it had not been done this way. He said recent appointments had followed what had been done in the last year and three months. He said if this motion failed all of the 67 committees and appointments would be voted on individually.

Councilmember Nichols indicated that these appointments had been made at the previous six Strategic Planning sessions. He felt this was a unique situation.

Councilmember Southworth said he was appointed to the COG by a vote of the Council.

Councilmember Southworth called the previous question.

Vote on the substitute motion:

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	No
Councilmember McConnehey	No

Councilmember Nichols	No
Councilmember Rice	No
Councilmember Southworth	No
Mayor Rolfe	Yes

The motion failed 2-5.

AMENDED

MOTION: Councilmember Nichols moved to appoint Judy Hansen as the Council of Government (COG) representative and Sophie Rice as the Alternate Representative. The motion was seconded by Councilmember Southworth.

SUBSTITUTE

MOTION: Councilmember Haaga moved to bring back this question as far as the Council Rules of Procedure and make a determination whether the Council Rules are more supreme, or the State Code, making no appoint because it would be moot.

The substitute motion died for lack of a second.

Vote on the Amended Motion:

A roll call vote was taken

Councilmember Haaga	No
Councilmember Hansen	Yes
Councilmember McConnehey	Yes
Councilmember Nichols	Yes
Councilmember Rice	Yes
Councilmember Southworth	Yes
Mayor Rolfe	No

The motion passed 5-2.

Mayor Rolfe asked that all 67 committees and assignments be placed on the next City Council agenda.

Councilmember Southwest disagreed with that and asked that that not happen.

Mayor Rolfe stated that he was the Mayor and he asked that it be placed on the agenda for the next Council meeting.

Councilmember Nichols commented on the Jordan Valley Water Conservancy Board being a Governor appointment.

Mayor Rolfe requested the Jordan Valley Water Conservancy Board appointment be researched.

DISCUSSION AND POSSIBLE ACTION REGARDING PUBLIC DISCLOSURE OF A CLOSED DOOR DISCUSSION CONCERNING COUNCIL AT LARGE JEFF HAAGA AND REQUEST OF PAYMENT TO ATTORNEY GRACE ACOSTA REPRESENTING THE ELECTIVE OFFICE POSITION AS RECOMMENDED BY THE CITY ATTORNEY

Councilmember Haaga said on February 25, 2015, in a closed door meeting that he (Councilmember Haaga) was accused of wrongdoing performing his council duties by Council Member's Chris McConnehey and Judy Hansen. Under direction, the City Attorney was advised to hire outside legal counsel and send a letter of representation. This was done and Grace Acosta was hired by the City Attorney. On March 11, 2015, Council Member Haaga in a public meeting introduced the legal counsel representing him as a Council Member from this closed door meeting. It was discovered by Mrs. Acosta that Chief Diamond of the West Jordan Police Department was directed by the Interim City Manager to investigate. On March 30, 2015, Chief Diamond sent Councilmember Haaga a letter that there was no evidence of wrongdoing and closed the matter. The letter was provided in the Council's agenda packet.

Councilmember Haaga read a portion of the following definition from Wikipedia:

"Bullying is the use of force, threat, or coercion to abuse, intimidate, or aggressively dominate others. The behavior is often repeated and habitual. One essential prerequisite is the perception, by the bully or by others, of an imbalance of social or physical power. Behaviors used to assert such domination can include verbal harassment or threat, physical assault or coercion, and such acts may be directed repeatedly towards particular targets. Rationalizations for such behavior sometimes include differences of social class, race, religion, gender, sexual orientation, appearance, behavior, body language, personality, reputation, lineage, strength, size or ability. If bullying is done by a group, it is called mobbing.

Bullying can be defined in many different ways. The UK has no legal definition of bullying, while some U.S. states have laws against it. Bullying is divided into four basic types of abuse – emotional (sometimes called relational), verbal, physical, and cyber. It typically involves subtle methods of coercion, such as intimidation.

Bullying ranges from simple one-on-one bullying to more complex bullying in which the bully may have one or more "lieutenants" who may seem to be willing to assist the primary bully in his or her bullying activities. Bullying in school and the workplace is also referred to as peer abuse."

Councilmember Haaga felt that on February 25, 2015 in a 'Closed Door' I can't reveal what was actually discussed in that meeting, but I believe I was not 'Jeff Haaga' but my office was a victim of bullying of four Council Members. What that was I don't know

because I decided to walk out and ignore the bullying process. At that time I walked out and consulted an attorney, I then went back into the meeting and we finished our Closed Door Session. After which and why I am bringing this public, my attorney that I ended up having to hire, which was Grace Acosta, told me that I should disclose this in public record. Not what we talked about that's totally confidential no one should know, but the six members of this Council. But what happened to me and why I had to retain an attorney was the City Attorney was sitting in this room at the same time and right after I had left he also left. I then went and approached him as a Council Member, not Jeff Haaga and asked him what do I do now as a City Councilman being in this position and he said you need to hire an Attorney and send a request to me for representation. I did that, emailed it to the City Manager, went to the City Attorney and my Attorney for my communications with the City Manager who's not here. I have representation. My Attorney was told to discuss the conversation with the Chief of Police, which however that was decided he would become the official person of this incident, I don't know. Again, all I did was my Attorney spent some time talking to the Chief that was appointed by the City Manager, my point only here I don't know if anything was illegal, I don't know if anything was wrong, there's five members of the Council that know totally what went on, but all I can say is, I still am represented by legal counsel, our City Attorney has recused himself from any actions on this incident along with the City Manager and has turned all of the information over to the Chief. And if you lived on the public record, I received a letter and that's why I decided to go public from the Chief of Police stating 'that my attorney would not be paid for.' So my office as City Council has no representation, my City Attorney will not represent my office, so therefore, I still need to be represented. So I am asking, I'm not going to ask for a motion, I just asking the Council to look at this, I would like to see it de-escalate, but not at the expensive of continuing what I consider bullying in our City Council.

Councilmember Southworth asked for origin of the information placed in this packet.

Melanie Briggs reported that the information was forwarded in an email to the City Clerk's Office to be placed on a staff report.

She said this process was the same process as the previous item, which was placed on the agenda for Councilmember Southworth.

CONSENT ITEM 7.I.

APPROVE RESOLUTION 15-72, AUTHORIZING THE MAYOR TO EXECUTE A SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS BETWEEN THE CITY AND THE CLAIMANTS REGARDING THE GLASSER LITIGATION

Councilmember McConnehey said this was a very unfortunate incident. He offered his sympathy to those who lost loved ones.

He reviewed the reasons he felt the City did not contributed to the tragic loss of life. He opposed the payment by the City, since he believed the City was not at fault.

MOTION: Mayor Rolfe moved to approve Consent Item 7.i. approving Resolution 15-72, authorizing the Mayor to execute a Settlement Agreement and Release of All Claims between the City and the claimants regarding the Glasser Litigation. The motion was seconded by Councilmember Southworth.

A roll call vote was taken

Councilmember Haaga	Yes
Councilmember Hansen	Yes
Councilmember McConnehey	No
Councilmember Nichols	Yes
Councilmember Rice	Yes
Councilmember Southworth	Yes
Mayor Rolfe	Yes

The motion passed 6-1.

X. REMARKS

There were no remarks.

XI. ADJOURN

MOTION: Councilmember Southworth moved to reconvene the Closed Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares and adjourn from there. The motion was seconded by Councilmember Nichols and passed 7-0 in favor.

COUNCIL: Mayor Kim V. Rolfe and Council Members, Judy Hansen, Chris McConnehey, Chad Nichols, Sophie Rice and Ben Southworth. Councilmember Haaga was excused.

The Council recessed into the Closed Session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares and adjourned at 9:00 p.m.

The meeting adjourned at 9:00 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

KIM V ROLFE
Mayor

ATTEST:

MELANIE BRIGGS, MMC
City Clerk

Approved this 22nd, day of April 2015

DRAFT